

DATE
APPROVED:

CONSERVATION COMMISSION MINUTES FOR SEPTEMBER 18, 2012 PAGE #12-71

MEMBERS PRESENT:

Vice-Chairman, Tom Failla, Chris Spaulding, Robert Turner, Cathy Minter and Mike Zegers

Meeting on digital recording dated 9/18/12

Mr. Schwarz opened the September 18th Regular meeting of the Weston Conservation Commission at 7:30 p.m.

RECEIPT OF APPLICATIONS

- Sollinger, 12 Joanne Lane, septic upgrade (Dan Conlon. Arch)
- Russell, 108 Goodhill – stone repair around pond, also branch, weed and debris removal

MOTION FOR RECEIPT

Mr. Failla made a motion to receive the Sollinger, 12 Joanne Lane application and Mr. Turner seconded. All in favor, the motion carried (5-0).

MOTION FOR RECIEPT

Mr. Turner made a motion to receive the Russell, 108 Goodhill Road application and Mr. Zegers seconded. All in favor, the motion carried (5-0).

DISCUSSION OF APPLICATION: HORNER, 6 WOODS END LANE, REBUILDING OF HOUSE THAT WAS DESTROYED BY FIRE ON THE EXISTING FOUNDATION AND POSSIBLE EXPANSION OF GARAGE ON THE NORTHEAST SIDE (AWAY FROM WETLANDS AREA)

Dean Martin from Grumman Engineering came forward to present the application. He noted the plan for reconstruction of the house that burned down and that it will be on the same footprint, the existing septic will remain but they have added a new reserve area for the future. He then noted the addition of the proposed porch which has been reduced from what was originally proposed. Mr. Martin then indicated the location of the 2 roof leader drains which discharge on the southeast corner of the property. Discussion ensued regarding drainage controls. Discussion of drainage controls.

MOTION FOR APPROVAL

Mr. Turner made a motion to approve the application for 6 Woods End Lane as shown on plans prepared by Grumman Engineering, LLC, dated 8/27/12 and revised 9/12/12, subject to the following conditions:

A. Filing of the contractor's statement.

B. Implementation of the erosion and sedimentation control plan prior to any site preparation activity. The plan must meet minimum standards as set forth in Public Act. No. 83-388 (An Act Concerning Soil Erosion & Sediment Control) Effective July 1, 1985.

C. The following language shall appear on the subdivision or deeds to lots which are to be filed on the Weston Land Records:

"No regulated activity as defined in the Public Inland Wetland Watercourse Act of the State of Connecticut Regulations as well as the Town of Weston's Regulations as the same and from time to time as may be amended, shall be permitted in those areas designated and shown as wetlands on the aforementioned maps." The wetland areas as well as any agreed to "buffer zones" designated on the aforementioned maps shall be established as areas whose natural and indigenous character shall be henceforth preserved and not encroached upon for any use that would alter the natural character of the land".

D. Upon completion of the work, the developer will submit a certified report from a qualified professional engineer that the property was developed and the work completed as planned.

E. All applicable conditions of the Conservation Commission shall be recorded on the maps or linens of the Weston Land Records which are filed with the Town Clerk.

F. The Conservation Commission reviewed the alternatives to the approved action including a consideration of alternatives which might enhance environmental quality or have a less detrimental effect, and which could feasibly attain the basic objectives of the activity proposed in the application.

G. Per Public Act 93-305, effective 10/1/93, "Any permit issued under this section shall be valid for five years. Any regulated activity approved by the agency shall be completed within one year from the time such activity is commenced provided the agency may establish a specific time period within which any regulated activity shall be conducted and may require that an activity, once commenced, be completed within a time period of less than one year and further provided the agency extend (1) the time period of the original permit provided such period shall not extend beyond ten years from the date such permit was granted, or (2) the time period within which an activity, once commenced, is required to be completed under this section."

H. Any changes in approved plans shall require notification to the Commission and may require that a new application be made.

I. Applicant agrees, represents and warrants that it will obtain all required federal, state and local permits prior to commencing any work on the site.

J. An 'As-Built' plan is to be submitted for the roof leaders.

Mr. Spaulding seconded the motion. All in favor, the motion carried (5-0).

DISCUSSION OF APPLICATION: GRAUBERD, 100 KETTLE CREEK ROAD, SHED & PATIO (JOHN GIGLIO)

Mr. Grauber, owner, and John Giglio, contractor, came forward to explain the proposal. Mr. Giglio explained that the shed is pre-fab, pre-paneled, with no foundation as it will be on cinder blocks and nothing will be disturbed except for the leveling. There will be no electricity and no water. Mr. Giglio indicated the staging area in the driveway and also indicated the wetlands line on the plan. Mr. Failla questioned how they planned to handle the roof runoff and suggested gravel around the base. Discussion ensued.

MOTION FOR APPROVAL

Ms. Minter made a motion to approve the application for Grauber, 100 Kettle Creek Road for a shed & patio as shown on a plan prepared by John Giglio, dated 6/4/12 with an updated notation dated 9/18/12 clarifying that the proposed shed will be moved off the wetlands by 1-2 feet and gravel will be placed on both sides of the drip edge of the shed, subject to the following conditions:

A. Filing of the contractor's statement.

B. Implementation of the erosion and sedimentation control plan prior to any site preparation activity. The plan must meet minimum standards as set forth in Public Act. No. 83-388 (An Act Concerning Soil Erosion & Sediment Control) Effective July 1, 1985.

C. The following language shall appear on the subdivision or deeds to lots which are to be filed on the Weston Land Records:

“No regulated activity as defined in the Public Inland Wetland Watercourse Act of the State of Connecticut Regulations as well as the Town of Weston's Regulations as the same and from time to time as may be amended, shall be permitted in those areas designated and shown as wetlands on the aforementioned maps.” The wetland areas as well as any agreed to “buffer zones” designated on the aforementioned maps shall be established as areas whose natural and indigenous character shall be henceforth preserved and not encroached upon for any use that would alter the natural character of the land”.

D. Upon completion of the work, the developer will submit a certified report from a qualified professional engineer that the property was developed and the work completed as planned.

E. All applicable conditions of the Conservation Commission shall be recorded on the maps or linens of the Weston Land Records which are filed with the Town Clerk.

F. The Conservation Commission reviewed the alternatives to the approved action including a consideration of alternatives which might enhance environmental quality or have a less detrimental effect, and which could feasibly attain the basic objectives of the activity proposed in the application.

G. Per Public Act 93-305, effective 10/1/93, "Any permit issued under this section shall be valid for five years. Any regulated activity approved by the agency shall be completed within one year from the time such activity is commenced provided the agency may establish a specific time period within which any regulated activity shall be conducted and may require that an activity, once commenced, be completed within a time period of less than one year and further provided the agency extend (1) the time period of the original permit provided such period shall not extend beyond ten years from the date such permit was granted, or (2) the time period within which an activity, once commenced, is required to be completed under this section."

H. Any changes in approved plans shall require notification to the Commission and may require that a new application be made.

I. Applicant agrees, represents and warrants that it will obtain all required federal, state and local permits prior to commencing any work on the site.

Mr. Zegers seconded the motion. All in favor, the motion carried (5-0).

DISCUSSION OF APPLICATION CONT.: BEAUSOLEIL, 120 GEORGETOWN ROAD, NEW HOUSE, DRIVEWAY AND ASSOCIATED SITE DEVELOPMENT: REVIEW OF FULL PLAN FOR WETLANDS MITIGATION, INCLUDING SEDIMENTATION CONTROLS, PLANTING AND SEQUENCING

Larry Beausoleil came forward to discuss the project. He noted that the new wetland area is almost finished and the rest of the site is about 90% stabilized. They intend to finish tomorrow. Mr. Beausoleil also noted that the garbage in the wetlands in the front was removed, and the driveway was processed so there will be no more erosion. They have also spread hay and seed to the rest of the wetland area. He asked Dave Patee to come out to the site on Thursday to check on the work and he also noted that they will be planting the trees next week. Mr. Failla suggested that they go back in a year and inspect the area to see that it is stable and functioning.

DISCUSSION: BRANDSTROM, 26 NORFIELD ROAD, POTENTIAL RECEIPT OF MODIFICATION TO ORIGINAL PLAN (SOLWAY AND DEAN MARTIN, P.E.)

Mr. Failla stated that the site is stable, Dave Patee looked at the downstream area and did not see any sediment. Water is flowing in the pond and they did notice a large amount of stilt weed and invasive plants sprung up over summer. Dean Martin, P.E. explained that they have done what was on the approved plan, they planted the trees, and installed the rain garden. Dave Solway explained a minor change in the rain garden noting that it was a correction, not a modification. Discussion ensued.

Following discussion, it was decided that they Commission would add the property to their walk next month and the matter will be continued to the next meeting.

OTHER BUSINESS:DISCUSSION OF APPLICATION: MAKKALA, 34 CODFISH, PLACEMENT OF FILL FOR NEW SEPTIC (RICHARD BENNETT)

Hari Makkala, owner, and his brother came forward. Mr. Failla explained that when the Commission went on the site walk nothing was marked so they couldn't see where everything was going to be. He explained that Mr. Makkala would need to give a letter requesting an extension to the Commission and also a letter of authorization in order for his brother to represent him before the Commission next month. The matter was continued.

APPROVAL OF MINUTES

Mr. Failla made a motion to approve the Minutes from the July 17, 2012 and July 31, 2012 meetings and Mr. Spaulding seconded. The motion was voted on and carried (3-0; 2 abstain, Turner, Zegers).

MOTION TO ADJOURN

Mr. Spaulding made a motion to adjourn the meeting and Ms. Minter seconded. All in favor, the meeting adjourned at 8:32 p.m.

Respectfully submitted,

Delana Lustberg
Recording Secretary